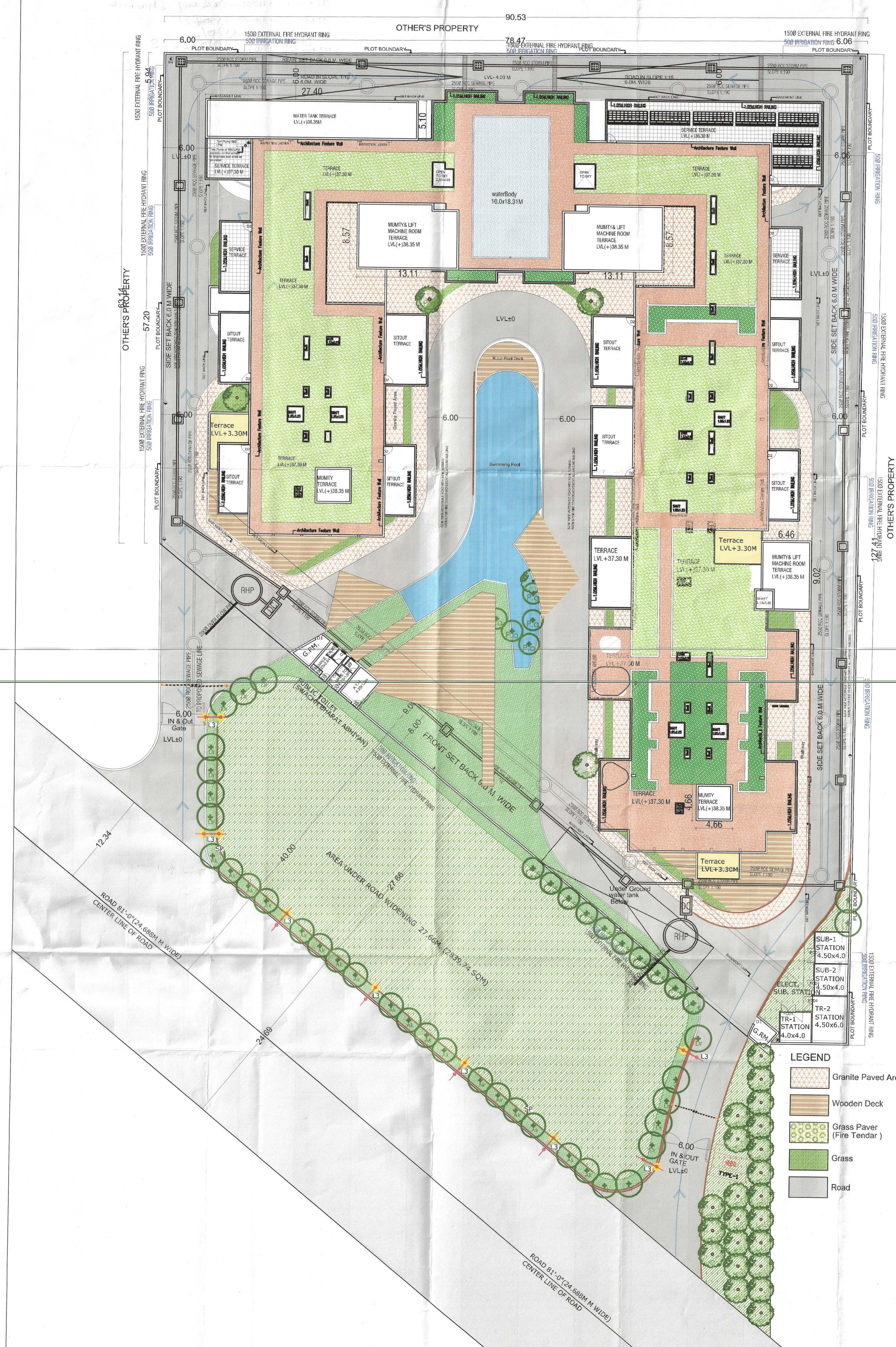
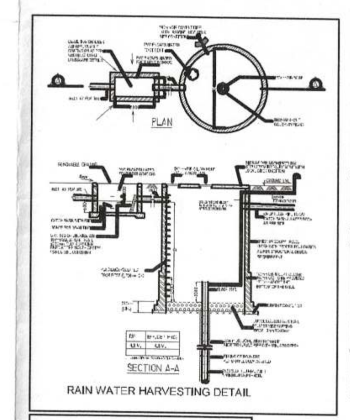


SITE PLAN(ROOF LEVEL)

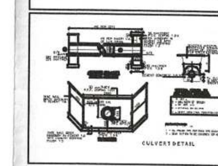
AREA CHART (TABLE-1)				
S.NO.	DESCRIPTION	AREA		UNITS
1.	Net Plot Area	9090.26 or 2.246Acre		SQM.
2.	Area Under Road Widening	2839.74 or 0.702Acre		SQM.
3.	F.a.r On Gross Area	11930.00 or 2.947Acre		SQM.
4.	Permissible Ground Coverage @ 33.3%	3972.69		SQM.
5.	Permissible F.A.R as per MPD-2021 @ 200	23860.00		SQM.
		PERMISSIBLE	PROPOSED	
6.	TOTAL F.A.R	23860.0	23858.949	SQM.
		200	199.99	%
7.	Area permissible for community facilities / Club (Free From F.a.r) @ rate 0.6% of permissible FAR	400.00	399.629	SQM.
8.	Ground Coverage	3972.69	3338.805	SQM.
9.	F.A.R			
	F.A.R. Area under Residential Mdu.		23498.511	SQM.
	F.A.R. Area under Shops		360.438	SQM.
10.	Area permissiblefor community service personal / ews			
	Ews & Csp Required @15% OF Proposed F.a.r	3579.00	3579.35	SQM.
	Area for E.W.S. / lower category @ 6.70%		1599.68	SQM.
	Area for community service personal @ 6.70%		1599.68	SQM.
	Area for E.W.S. LOBBY @ 1.59%		379.99	
	Density			
	Permissible Density @200 DUS/Hect.	238.6 MDU.	190	Nos.
11.	Total no. of EWS unit provided		40	Nos.
12.	Total no. of CSP unit provided		40	Nos.
13.	Total no. of Unit MDU +CSP+EWS		270	Nos.
14.	Total Population Achived @4.5 Person/Du's		1215	Nos.
15.	Proposed Basement Area			
	Proposed Area For 2nd. Basement		6750.069	SQM.
	Proposed Area For 1st. Basement		6750.069	SQM.
	Total Proposed area For Basement		13500.138	SQM.
	Proposed Area For Ground Floor		760.067	SQM.
16.	Proposed Covd Area			
	Total Main MDU F.a.r.Area		23858.949	SQM.
	Total CSP&EWS F.a.r.Area		3579.350	SQM.
	Non F.a.r Area (FireTower,MumtyMachineRm.		466.145	SQM.
	Total Non F.a.r. Area		24,921.834	SQM.
17.	Total Builtup area		52,759.762	SQM.

PARKING CALCULATION		
As Per UBBL		
REQUIRED PARKING FOR RESIDENTIAL @2ECS/100SQM	477.20	E.C.S
REQUIRED PARKING FOR COMMERCIAL @3ECS/100SQM	12	
REQUIRED PARKING FOR EWS & CSP @0.5/100SQM	17.895	E.C.S
TOTAL PARKING REQUIRED	507.095	
ELECTRIC VEHICLES @ 20 % OF REQUIRED CAR PARKING		
= 507.095x 20 / 100 = 101.419 ECS.		
PARKING PROVIDED -BASEMENT & SURFACE		
PARKING AREA IN 2ND BASEMENT	5737.559	SQM
ECS = @1.0 ECS / 16 SQM AREA(AUTOMATED PARKING PROP)	358.597	E.C.S
PARKING AREA IN 1st BASEMENT	5737.559	SQM
ECS = @1.0 ECS / 32 SQM AREA	179.298	E.C.S
TOTAL ECS	537.895	E.C.S
PARKING PROVIDED AS NOS		
CAR IN 2nd BASEMENT	358.597	E.C.S
CAR IN 1st BASEMENT	179.298	E.C.S
TOTAL ECS	537.895	E.C.S

DEVELOPMENT CONTROL		
DESCRIPTION	REGULATION	PROPOSED
GROUND COVERAGE	33.3%	27.986%
FAR	200	199.99%
HEIGHT (MT.)	38.35 M	38.35M
PARKING	507.095	537.895
DENSITY (DU's Ha.)	200	159.262
FRONT SETBACK (MT.)	9.0 M	9.0 M
REAR SETBACK (MT.)	6.0 M	6.0 M
LEFT SETBACK (MT.)	6.0 M	6.0 M
RIGHT SETBACK (MT.)	6.0 M	6.0 M
GREEN AREA	50%	69.060%



RAIN WATER HARVESTING DETAIL



CULVERT DETAIL

F.A.R GROUND COVERAGE& UNIT DETAIL

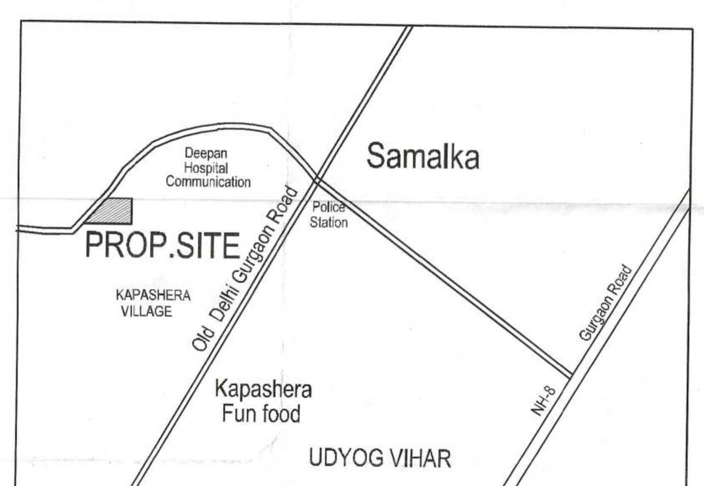
AREA (IN SQMT.)

S.No	FLOOR	Prop.Ground Coverage	Type Of Per Unit F.A.R A	B	B1	C	D	E	Type No.Of Dwelling Unit A	B	B1	C	D	E	Total / Floor Dwelling Units
1	GROUND FLOOR														
2	1ST FLOOR		153.186	114.486	---------	116.681	121.956	105.283	2	8	-----	2	2	5	19
3	2ND FLOOR		156.746	114.486	---------	116.681	121.956	128.032	2	8	-----	2	2	5	19
4	3rd FLOOR	3338.869 SQM	156.746	114.486	117.510	117.828	128.054	129.067	2	2	6	2	2	5	19
5	4Th. FLOOR		156.746	114.486	117.510	117.828	128.054	129.067	2	2	6	2	2	5	19
6	5Th. FLOOR		156.746	114.486	---------	116.681	121.956	128.032	2	8	-----	2	2	5	19
7	6Th. FLOOR		156.746	114.486	---------	116.681	121.956	128.032	2	8	-----	2	2	5	19
8	7Th. FLOOR		156.746	114.486	117.510	117.828	128.054	129.067	2	2	6	2	2	5	19
9	8Th. FLOOR		156.746	114.486	117.510	117.828	128.054	129.067	2	2	6	2	2	5	19
10	9Th. FLOOR		156.746	114.486	---------	116.681	121.956	128.032	2	8	-----	2	2	5	19
11	10Th. FLOOR		156.746	114.486	---------	116.681	121.956	128.032	2	8	-----	2	2	5	19
12	2nd Basement		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--------
13	1st Basement		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--------
14	Mumty &MachineRm		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--------
	TOTAL														190

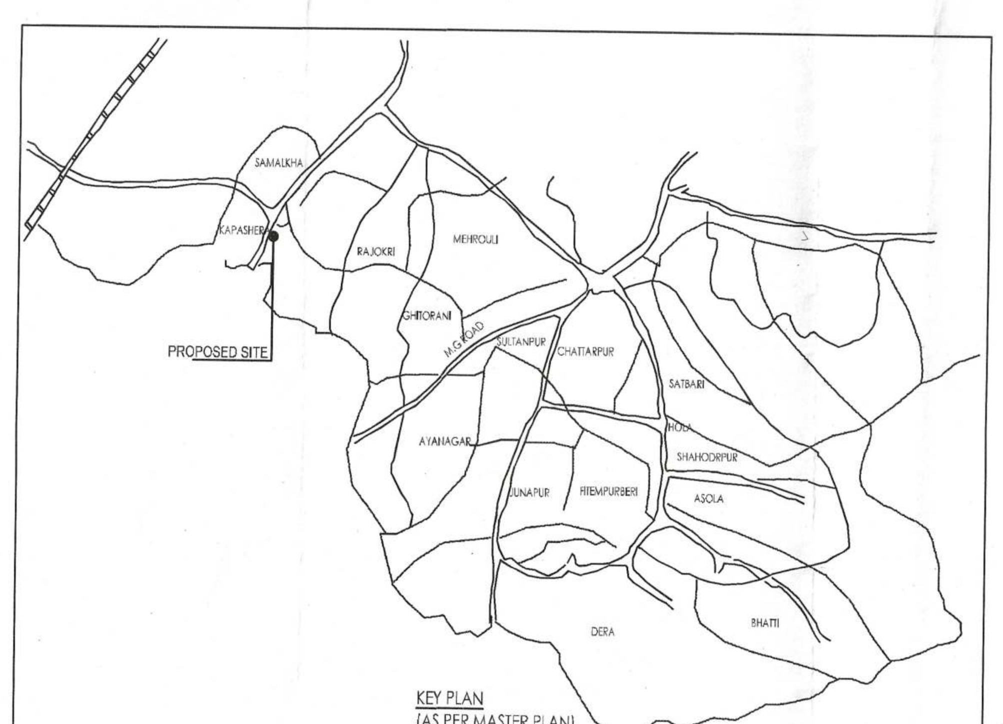
S.No	Nos of units F.A.R A	B	B1	C	D	E	AREA UNDER CSP&EWS @15% AREA	NOS OF SCP	AREA	NOS OF EWS	EWS LOBBY	SHOPS F.A.R AREA	CLUB F.A.R	TOTAL F.A.R AREA MDU	NON F.A.R AREA	TOTAL BUILTUP AREA
1												360.438	399.629	360.438	2782.148	3542.215 SQM
2	306.372	915.888	-----	233.362	243.912	526.415	159.968	4	159.968	4	37.999	-------	-------	2225.949	814.760	3398.644 SQM
3	313.492	915.888	-----	233.362	243.912	640.16	159.968	4	159.968	4	37.999	-------	-------	2346.814	817.195	3521.944 SQM
4	313.492	228.972	705.06	235.656	256.108	645.335	159.968	4	159.968	4	37.999	-------	-------	2384.623	818.167	3560.725 SQM
5	313.492	228.972	705.06	235.656	256.108	645.335	159.968	4	159.968	4	37.999	-------	-------	2384.623	818.167	3560.725 SQM
6	313.492	915.888	-----	233.362	243.912	640.16	159.968	4	159.968	4	37.999	-------	-------	2346.814	817.195	3521.944 SQM
7	313.492	915.888	-----	233.362	243.912	640.16	159.968	4	159.968	4	37.999	-------	-------	2346.814	817.195	3521.944 SQM
8	313.492	228.972	705.06	235.656	256.108	645.335	159.968	4	159.968	4	37.999	-------	-------	2384.623	818.167	3560.725 SQM
9	313.492	228.972	705.06	235.656	256.108	645.335	159.968	4	159.968	4	37.999	-------	-------	2384.623	818.167	3560.725 SQM
10	313.492	915.888	-----	233.362	243.912	640.16	159.968	4	159.968	4	37.999	-------	-------	2346.814	817.195	3521.944 SQM
11	313.492	915.888	-----	233.362	243.912	640.16	159.968	4	159.968	4	37.999	-------	-------	2346.814	817.195	3521.944 SQM
12	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------		-------	-------	------------	6750.069	6750.069 SQM
13	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------		-------	-------	------------	6750.069	6750.069 SQM
14	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------		-------	-------	------------	466.145	466.145
TOTAL							1599.680	40	1599.680	40	379.99			23,858.949SQM	24,921.834SQM	52,759.762 SQM

Green Area Calculation

Sr No.	Description	Area in Sqmt.
1	Net Plot Area	9090.26 Sqmt.
2	Proposed / Achieved Ground Coverage	3338.805Sqmt.
3	Required open green area 50% of (Net plot area- Proposed Ground Cov.)	**50% of (9090.26 - 3338.805) = 2875.727 Sqmt. (i.e. 31.635% of Net Plot Area)**
a	Proposed / Achieved Ground Coverage	3338.805 Sqmt.
b	Road area	1653.33 Sqmt.
c	Area under Swachh Delhi Block	10.00 Sqmt.
d	Swimming Pool	100.00 Sqmt.
e	2 Guard cabin (6 Sqmt. Each)	12.00 Sqmt.
4.	Area to be Substracted for calculating Green Area (a+b+c+d+e)	**5114.135 Sqmt.**
5.	Total Achieved / Proposed Green area (Sr no 1{9090.26}-Sr no 4{5114.135}	**3976.125 Sqmt. (43.740 %) of Net Plot Area**
6.	Hard Green	**967.93 Sqmt.**



KEY & Location Plan



KEY PLAN (AS PER MASTER PLAN)

OWNER'S SEAL & SIGNATURE

For Anant Raj Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Attested Copy of Online SBP ID No. 10073838 DT. 06/09/2021
D/MAN Bldg (HQ) SDMC
AE(B)HQ South DMC
Architect PRADEEP SHARMA CA/91/13854

Architects
PRADEEP SHARMA
ARCHITECTS ASSOCIATE
64 POORVI MARG, VASANT VIHAR N.DELHI

PROJECT :-
PROP. BUILDING PLAN GROUP HOUSING AT BEARING KHASRA NO 8/26/2 AREA MEASURING 2.947 ACRES AT VILLAGE KAPASHERA TEHSIL VASANT VIHAR NEW DELHI
BELONGING TO- M/s Anant Raj Limited
Through Its Authorized signatory Sh. Ajay Pathania

Drawing Title: SITE PLAN (ROOF LEVEL)

NORTH

Drawn: MANOJ | Date: 26-04-2021 | Scale

PURRPOSE: LOCAL AUTHORITY SUBMISSION DRG.

SHEET NO. 1.1